

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
November 30, 2022

Taormina, located at 5255 Mt. Etna Drive in San Diego, requested and is being recommended for a reservation of \$3,456,474 in annual federal tax credits to finance the new construction of 135 units of housing serving families with rents affordable to households earning 30%-80% of area median income (AMI). The project will be developed by Chelsea Investment Corporation and will be located in Senate District 39 and Assembly District 77.

Project Number CA-22-562

Project Name Taormina

Site Address: 5255 Mt. Etna Drive
San Diego, CA 92117 County: San Diego

Census Tract: 85.04

| Tax Credit Amounts | Federal/Annual | State/Total |
|---------------------------|-----------------------|--------------------|
| Requested: | \$3,456,474 | \$0 |
| Recommended: | \$3,456,474 | \$0 |

Applicant Information

Applicant: Taormina Family Apartments CIC, LP

Contact: Heidi W. Mather

Address: 6339 Paseo Del Lago
Carlsbad, CA 92011

Phone: 760-456-6000

Email: hmather@chelseainvestco.com

General Partner(s) or Principal Owner(s): CIC Taormina Family Apartments, LLC
Southern California Housing Collaborative

General Partner Type: Joint Venture

Parent Company(ies): Chelsea Investment Corporation
Southern California Housing Collaborative

Developer: Chelsea Investment Corporation

Bond Issuer: California Housing Finance Agency

Investor/Consultant: The Richman Group

Management Agent: Hyder & Co.

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 136
 No. / % of Low Income Units: 135 100.00%
 Federal Set-Aside Elected: 40%/60% Average Income
 Federal Subsidy: Tax-Exempt

Information

Housing Type: Large Family
 Geographic Area: San Diego County
 CTCAC Project Analyst: Franklin Cui

55-Year Use / Affordability

| Aggregate Targeting | Number of Units | Percentage of Affordable Units |
|----------------------------|------------------------|---------------------------------------|
| 30% AMI: | 15 | 11% |
| 50% AMI: | 15 | 11% |
| 60% AMI: | 77 | 57% |
| 80% AMI: | 28 | 21% |

Unit Mix

| |
|------------------------|
| 63 1-Bedroom Units |
| 38 2-Bedroom Units |
| 35 3-Bedroom Units |
| 136 Total Units |

| Unit Type & Number | 2022 Rents Targeted % of Area Median Income | Proposed Rent (including utilities) |
|-------------------------------|--|--|
| 12 1 Bedroom | 80% | \$1,834 |
| 37 1 Bedroom | 60% | \$1,464 |
| 7 1 Bedroom | 50% | \$1,220 |
| 7 1 Bedroom | 30% | \$732 |
| 8 2 Bedrooms | 80% | \$2,342 |
| 21 2 Bedrooms | 60% | \$1,756 |
| 4 2 Bedrooms | 50% | \$1,463 |
| 4 2 Bedrooms | 30% | \$878 |
| 8 3 Bedrooms | 80% | \$2,707 |
| 19 3 Bedrooms | 60% | \$2,030 |
| 4 3 Bedrooms | 50% | \$1,691 |
| 4 3 Bedrooms | 30% | \$1,015 |
| 1 2 Bedrooms | Manager's Unit | \$0 |

Project Cost Summary at Application

| | |
|------------------------------------|---------------------|
| Land and Acquisition | \$12,572,000 |
| Construction Costs | \$46,456,999 |
| Rehabilitation Costs | \$0 |
| Construction Hard Cost Contingency | \$2,354,675 |
| Soft Cost Contingency | \$437,151 |
| Relocation | \$0 |
| Architectural/Engineering | \$1,856,457 |
| Const. Interest, Perm. Financing | \$4,783,882 |
| Legal Fees | \$250,000 |
| Reserves | \$550,720 |
| Other Costs | \$3,758,250 |
| Developer Fee | \$8,670,086 |
| Commercial Costs | \$0 |
| Total | \$81,690,221 |

Residential

| | |
|------------------------------------|-----------|
| Construction Cost Per Square Foot: | \$329 |
| Per Unit Cost: | \$600,663 |
| True Cash Per Unit Cost*: | \$591,269 |

Construction Financing

| Source | Amount |
|----------------------------|--------------|
| Citi | \$42,700,000 |
| Citi Recycled Bonds | \$11,646,388 |
| County of San Diego IHTF** | \$3,600,000 |
| Land Note | \$12,510,000 |
| Deferred Costs | \$2,657,573 |
| Subordinate Developer Fee | \$5,500,000 |
| Tax Credit Equity | \$3,076,262 |

Permanent Financing

| Source | Amount |
|----------------------------|---------------------|
| Citi | \$25,140,000 |
| CIC Funded CalHFA Bonds | \$2,500,000 |
| County of San Diego IHTF** | \$4,000,000 |
| Land Note | \$12,510,000 |
| Subordinate Developer fee | \$5,500,000 |
| Deferred Developer fee | \$1,277,601 |
| Tax Credit Equity | \$30,762,619 |
| TOTAL | \$81,690,221 |

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

**County of San Diego Innovative Housing Trust Fund

Determination of Credit Amount(s)

| | |
|--|-------------------|
| Requested Eligible Basis: | \$66,470,660 |
| 130% High Cost Adjustment: | Yes |
| Applicable Fraction: | 100.00% |
| Qualified Basis: | \$86,411,857 |
| Applicable Rate: | 4.00% |
| Total Maximum Annual Federal Credit: | \$3,456,474 |
| Approved Developer Fee (in Project Cost & Eligible Basis): | \$8,670,086 |
| Investor/Consultant: | The Richman Group |
| Federal Tax Credit Factor: | \$0.89000 |

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

Significant Information / Additional Conditions: None.

Resyndication and Resyndication Transfer Event: None.

Standard Conditions

If applicant is receiving tax-exempt bond financing from other than CalHFA, the applicant shall apply for a bond allocation from the California Debt Limit Allocation Committee’s next scheduled meeting, if not previously granted an allocation; shall have received an allocation from CDLAC; and, shall issue bonds within time limits specified by CDLAC.

The applicant anticipates financing more than 50% of the project aggregate basis with tax-exempt bond proceeds as calculated by the project tax professional. Therefore, the federal credit reserved for this project will not count against the annual ceiling.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC makes the preliminary reservation only for the project specified above in the form presented, and involving the parties referred to in the application. No changes in the development team or the project as presented will be permitted without the express approval of CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC requires the project owner to pay a monitoring fee before issuance of tax forms.

As project costs are preliminary estimates only, staff recommends that a reservation be made in the amount of federal credit and state credit shown above on condition that the final project costs be supported by itemized lender approved costs and certified costs after the buildings are placed in service.

All unexpended funds in reserve accounts established for the project must remain with the project to be used for the benefit of the property and/or its residents, except for the portion of any accounts funded with deferred developer fees.

All fees charged to the project must be within CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC at placed-in-service.

Credit awards are contingent upon applicant's acceptance of any revised total project cost, qualified basis and tax credit amount determined by CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.